



**Richmond Power Station Renewal Project  
300/658 Church Street, CREMORNE**

November, 2023



**YARRA PLANNING SCHEME**

**Incorporated Document**

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**This document is an incorporated document in the  
Yarra Planning Scheme pursuant to section 6(2)(j)  
of the Planning and Environment Act 1987**

## 1.0 INTRODUCTION

This document is an Incorporated Document in the schedules to Clause 45.12 - Specific Controls Overlay (SCO) and Clause 72.04 - Incorporated Documents of the Yarra Planning Scheme (scheme).

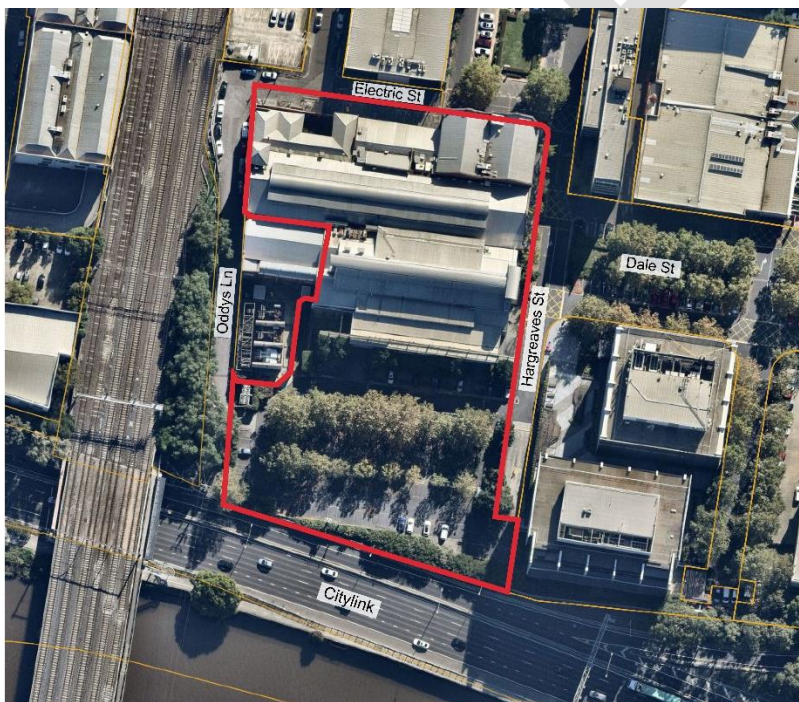
The land identified in Clause 2.0 of this document may be used and developed in accordance with the specific controls contained in Clauses 6.0 and 7.0 of this document.

The Minister for Planning is the Responsible Authority for administering Clause 45.12 of the Planning Scheme with respect to this Incorporated Document except that:

- a) Yarra City Council (the Council) is the Responsible Authority for matters expressly required by the Incorporated Document to be endorsed, approved or done to the satisfaction of Yarra City Council; and
- b) Yarra City Council is the Responsible Authority for the enforcement of the Incorporated Document.

## 2.0 LAND DESCRIPTION

This document applies to 300/658 Church Street, Cremorne (Lot 3A on Plan of Subdivision 335275Q Certificate of Title Volume 10578 Folio 474) known as 'the land' being all of the land within SCO20.



**SITE PLAN**  
300/658 Church Street, Cremorne

**LEGEND**  
[Red outline] Site boundary

Figure 1 – Map of land subject to this Incorporated Document, outlined in red

## 3.0 APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the Planning Scheme, pursuant to Clause 45.12 of the Planning Scheme the land identified in the Incorporated Document may be used and developed in accordance with the specific

controls contained in this document.

A permit is required to subdivide the land, except where no additional lot is created and any such application is:

- Exempt from the requirements in Clause 53.01 (Public Open Space Contributions) of the Planning Scheme, if applicable.

Notwithstanding, any permit allowing subdivision of the Land must include a condition requiring payment to Yarra City Council, before a statement of compliance is issued, of a public open space contribution equal to 5% of the site value of the Land.

In the event of any inconsistency between the specific controls contained in this document and general provisions of the scheme, the specific controls contained in this document will prevail, other than the requirement for subdivision.

#### 4.0 EXPIRY OF THIS SPECIFIC CONTROL

The development of the land permitted under this Incorporated Document must:

- Commence within two years of the gazettal date of Amendment C322yara to this scheme.
- Be completed within four years of the gazettal date of Amendment C322yara to this scheme.

The use permitted under this Incorporated Document must commence within four years of the gazettal date of Amendment C322yara to this scheme.

The Minister for Planning may extend the period for commencement if a request is made in writing before the time for commencement expires or within six months afterwards.

The Minister for Planning may extend the date for the completion of the development if a request is made in writing before the time for completion expires or within 12 months after the time for completion expires and the development is started lawfully before the approval expired.

This Incorporated Document will expire twelve months after the date of the issuing of the Certificate of Occupancy for the last stage of the development or as otherwise agreed in writing by the Minister for Planning.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of the planning scheme in operation at that time.

#### 5.0 PURPOSE

The purpose of this incorporated document is to permit the use and development of the land for an integrated 'mixed-use innovation centre' with activities across nature, design, science, technology and art including hosting events, live music entertainment, the sale and consumption of alcohol, alteration of access, removal of vegetation, reduction of car parking requirements, and associated development of the adjoining public realm generally in accordance with the plans approved in Clause 6.0 of this document and subject to the Clause 7.0 conditions of this document.

The 'mixed use innovation centre' includes, but is not limited to, the following land uses defined under the Victorian Planning Provisions (VPP):

<b>Activities</b>	<b>Land use as defined in the VPP</b>
<b>Kitchen (Food Production)</b>	<b>Industry</b> <i>Land used for any of the following operations:</i> <i>a) any process of manufacture;</i>

<p><b>Artisan Manufacturing</b></p> <p><b>Light Manufacturing and Assembly (Furniture-Making)</b></p>	<p>b) dismantling or breaking up of any article;  c) treating waste materials;  d) winning clay, gravel, rock, sand, soil, stone, or other materials;  e) laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or  f) any process of testing or analysis.</p> <p>If on the same land as any of these operations, it also includes:  a) storing goods used in the operation or resulting from it;  b) providing amenities for people engaged in the operation;  c) selling by wholesale, goods resulting from the operation; and  d) accounting or administration in connection with the operation.</p> <p>If Materials recycling, goods resulting from the operation may be sold by retail.</p>
<p><b>Makerspace</b></p> <p><b>Workshop</b></p> <p><b>Made-to-order</b></p>	<p><b>Research and Development Centre</b> (nested under Industry)  Land used to develop or test electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas.</p> <p><b>Manufacturing Sales</b> (nested under Retail Premise)  Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry.</p>
<p><b>Markets Pop Ups</b></p> <p><b>Sales</b></p>	<p><b>Market</b> (nested under Retail Premise)  Land used to sell goods, including foodstuff, from stalls</p> <p><b>Retail Premise</b>  Land used to:  a) sell goods by retail, or by retail and wholesale;  b) sell services; or  c) hire goods.</p>
<p><b>Food and Drink Premises</b></p>	<p><b>Food and Drink Premises</b>  Land used to prepare and sell food and drink for immediate consumption on, or off the premises.</p>
<p><b>Bar</b></p>	<p><b>Bar</b> (nested under Food and Drink Premise)  Land used to sell liquor for consumption on the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.</p>
<p><b>Restaurant</b></p>	<p><b>Restaurant</b> (nested under Food and Drink Premise)  Land used to prepare and sell food and drink, for consumption on the premises. It may include:  a) entertainment and dancing; and  b) the supply of liquor other than in association with the serving of meals, provided that tables and chairs are set out for at least 75% of patrons present on the premises at any one time.  It does not include the sale of packaged liquor.</p>
<p><b>Gallery Craftsmanship</b></p>	<p><b>Art Gallery</b> (nested under Exhibition Centre)  Land used to display works of art, Exhibition centre including ceramics, furniture, glass, paintings, screen based art, sculptures, and textiles</p>

<b>Exhibition Centre</b>	<b>Exhibition Centre</b> (nested under Place of Assembly) <i>Land used to display works of art, artefacts, or historical, cultural, or other like works or artefacts</i>
<b>Activations</b> <b>Live Events</b> <b>Immersive Experience</b> <b>Festivals</b> <b>Community activities</b>	<b>Place of Assembly</b> <i>Land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings.</i>
<b>Functions</b>	<b>Function Centre</b> (nested under Place of Assembly) <i>Land used, by arrangement, to cater for conferences, private functions, and in which food and drink may be served. It may include entertainment and dancing.</i>
<b>Conferences</b>	<b>Conference Centre</b> (nested under Function Centre)
<b>Co-working</b> <b>Creative content and co-creation studio</b>	<b>Office</b> <i>Land used for administration, or clerical, technical, professional or other like business activity. No goods or materials intended for manufacture, sale, or hire may be stored on the land. Other than electoral office and medical centre, it does not include any other defined use.</i>
<b>Education (classes/workshops)</b>	<b>Education Centre (not a Primary School, Secondary School or Child Care Centre)</b> <i>Land used for education.</i>
<b>Nursery</b>	<b>Horticulture</b> (nested under Agriculture) <i>Land used to propagate, cultivate, or harvest flowers, fruit, vegetables, vines, or the like.</i>
<b>Outdoor recreation (public)</b>	<b>Informal Outdoor Recreation</b> (nested under Leisure and Recreation) <i>Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, park, picnic or barbecue area, playground, plaza, and walking or jogging track.</i>

**Note:** The 'mixed use innovation centre' includes the proposed partial demolition, internal and external alterations of an existing heritage place on the Victorian Heritage Register. The buildings and works within the Heritage Victoria registration area are subject to the requirements of the *Heritage Act 2017* and any Heritage Victoria (HV) permit which may issue. In the event of any inconsistency between the documents endorsed pursuant to any Heritage Victoria permit conditions and the specific controls contained in this document, the Heritage Victoria permit will prevail as it relates to buildings and works within the Heritage Victoria registration area.

## 6.0 DETAILED DEVELOPMENT PLANS:

This document allows the use and development of the land for the purposes of the project set out in the detailed development plans endorsed under the conditions of this incorporated document. Detailed development plans must be generally in accordance

with the landscape plans titled Landscape Proposal – Richmond Power Station dated 20 November 2023 prepared by Teresa Moller Landscape Studio, and the Architectural Plans prepared by OMA Architects, titled Proposed Plans – Richmond Power Station Renewal Project and dated 9/11/2023, as follows:

- Architectural Plans: A-08-100, A-08-101, A-09-009, A-09-010, A-09-011, A-09-012, A-09-013, A-10-089, A-10-100, A-10-101, A-10-102, A-10-103, A-16-001, A-16-002, A-16-003, A-16-004, A-19-001, A-19-002, A-90-000, A-90-001, A-90-002.
- Landscape Plans: L01, L02, L03, L04, L05.

Including any amendment of the plans that may be approved from time to time under the clauses of this document.

## 7.0 CONDITIONS

The following conditions apply to the use and development allowed by this incorporated document:

### **Amended Detailed Development Plans**

1. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, amended development plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Minister for Planning (**Minister**). The plans must be generally in accordance with the architectural plans prepared by OMA Architects, dated 20 November 2023, but modified to include or show/address:
  - a) Any changes technical information and plan notations (or otherwise) required as a consequence of any provision in this Incorporated Document.
  - b) Any changes technical information and plan notations (or otherwise) required as a consequence of any relevant Heritage Permit.

### **Layout Not Altered and Satisfactory Completion**

2. The use and development as shown on the endorsed plans (including other material that forms part of this Incorporated Document) must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Minister for Planning.

### **Façade Strategy Materials and Finishes Plan**

3. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal and in conjunction with the submission of development plans under Condition 1 a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning. When approved, the plan will be endorsed and will form part of this document. This must detail:
  - a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
  - b) Section drawings to demonstrate façade systems, including fixing

details and joints between materials or changes in form;

c) Information about how the façade will be maintained;

d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

#### **Amended Conservation Management Plan**

4. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal,, an amended Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The Conservation management Plan must be generally in accordance with the Conservation management Plan prepared by Bryce Raworth, dated May 2023, but modified to include or show/address:

a)

#### **Demolition Management Plan**

5. Before the commencement of any demolition or construction works associated with the use and development approved under this Incorporated Document (excluding internal demolition), and before the approval of the Construction Environment Management Plan a fully detailed 'demolition method statement' must be submitted to and approved by the Responsible Authority. When approved, the statement will be endorsed and will then form part of the incorporated plans for this document. The 'demolition method statement' must fully describe and clearly demonstrate that the construction methods to be used on site will ensure that the building fabric required to be retained on the plan approved under Condition 1 will be safeguarded during and after the demolition process has occurred or finished in accordance with the plans approved under Condition 1. The statement must detail the necessary protection works required to retain the integrity of retained building fabric.

#### **Glare and Reflectivity**

6. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

#### **Ongoing Architect Involvement**

7. As part of the ongoing progress and development of the site, OMA or another architectural firm to the satisfaction of the Minister for Planning must be engaged to complete the design and to provide architectural oversight of the delivery of the detailed design, as shown in the endorsed plans and during construction.

#### **Landscape Plan**

8. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, detailed landscaping plans must be submitted to and be approved in writing by the Responsible

Authority. This detailed plan must be generally in accordance with the landscape plans prepared by Teresa Moller Landscape Studio, dated 20 November 2023, but modified to include or show/address:

- a) Detailed plans and additional landscaping detail including consideration of designated zones for pedestrian movement, planting and seating.
- b) An Irrigation and Maintenance section to include reference to the management and maintenance of both the temporary and the final ground level works within title.
- c) A detailed breakdown of soil volumes and planter depths for any on-structure planting.
- e) A planting schedule of all proposed trees and other vegetation including botanical names, common names, pot sizes, soil volumes, sizes at maturity, and quantity of each plant and their protection and maintenance.
- f) How the landscaping responds to water sensitive urban design principles, including how rainwater will be captured, cleaned and stored and the location and type of irrigation systems to be used including the location of water tanks and water sensitive urban design principles, as appropriate.
- g) Details of all hard-landscaping materials, finishes and treatments (including around building entrances) and urban design elements including paving, lighting, seating and balustrading.
- h) Details of surface materials and finishes and construction of retaining walls, pathways, kerbs and access ways.
- i) Inclusion of innovative approaches to flood mitigation and stormwater run-off, and best practice Water Sensitive Urban Design (WSUD).

### **Tree Protection Fencing**

9. Prior to the commencement of any buildings and/or works approved by this Incorporated Document, temporary fencing must be erected around any tree in the vicinity of the construction to define a Tree Protection Zone (TPZ) that is to the satisfaction of the Yarra City Council. The temporary fencing must:
  - a) Exclude access and construction activity within the TPZs, as assessed in the endorsed Tree Protection and Management Plan (TPMP) under Condition 10;
  - b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 Temporary fencing and hoardings;
  - c) Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath;
  - d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of Yarra City Council;
  - e) Fencing must be modified in line with the footprint of the approved works only.

### **Tree Protection Management Plan**

10. Prior to the commencement of any building and/or works, a Tree Protection and Management Plan (TPMP) must be submitted to and approved by the Minister for Planning in consultation with Yarra City



Council. The TPMP must be prepared to the satisfaction of the Minister for Planning by an arborist with a minimum AQF level 5 qualification and must detail tree protection and management actions prior to, during, and post works (including demolition). The TPMP is required:

- a) To maintain and protect the condition of all retained trees;
- b) To comply with AS 4970–2009 Protection of trees on a development sites (Australian Standard AS 4970–2009).

11. The TPMP must include all tree related requirements conditioned in this Incorporated Document. All works in the TPMP affecting trees must be implemented and/or monitored by an arborist with a minimum AQF level 5 qualification to the satisfaction of the Minister for Planning. The TPMP must be certified as complete by the Project Arborist and this certification must be submitted to Minister for Planning at the completion of works.

### **Public Lighting Plan**

12. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, a Public Lighting Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning in consultation with Yarra City Council. The Public Lighting Plan must address lighting along the curtilage of the building and the entrances and the internal pedestrian laneway within the site. When approved, the Public Lighting Plan will be endorsed and will form part of this Incorporated Document. The Public Lighting Plan must provide for:

- a) All pedestrian access to the proposed development must be lit by public lighting installations as specified in the Australian Standard AS 1158.3.1:2020 Lighting for roads and public spaces.
- b) New poles and luminaires must be sourced from the relevant power authority's standard energy efficient luminaires list and comply with relevant CitiPower technical requirements;
- c) Consultation with affected property owners to be undertaken by the developer with respect to the location of any new pole/s and light/s (if required);
- d) Light spillage into the windows of existing and proposed residences must be avoided or minimised and should comply with the requirements of Australian Standard AS 4282 – 2019 Control of the obtrusive effects of outdoor lighting;
- e) The locations of any new light poles must not obstruct vehicular access into private properties;
- f) A maintenance regime for the lighting scheme within the curtilage of the property;
- g) The use of energy efficient luminaries and/or solar lighting technologies to reduce carbon emission if possible.

13. The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Yarra City Council and to the satisfaction of the Yarra City Council.

### **Public Works and Road Infrastructure**

14. X

### **Civil work and Drainage Design Plans**

15. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal,....

### **Car Parking and Access Management**

16. Prior to the occupation of the development allowed under this Incorporated Document, or by such later date as approved in writing by the Minister for Planning in consultation with Yarra City Council, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

- a) Constructed and available for use in accordance with the endorsed plans;
- b) Formed to such levels and drained so that they can be used in accordance with the endorsed plans;
- c) Treated with an all-weather seal or some other durable surface;
- d) Line-marked or provided with some adequate means of showing the car parking spaces; all to the satisfaction of the Minister for Planning.

17. Prior to the occupation of the development allowed under this Incorporated Document, an Access Management Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning in consultation with Yarra City Council. When approved, the Access Management Plan will be endorsed and will form part of this Incorporated Document. The Access Management Plan must address, but not be limited to, the following:

- a) The number and location of car parking spaces, including DDA spaces;
- b) The management of car parking spaces and security arrangements for employees of the development;
- c) Details of way-finding, cleaning and security of end of trip bicycle facilities;
- d) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
- e) Details regarding the management of loading and unloading of goods and materials;
- f) Instructions to employees and patrons that they must only use the car parking facilities provided on site or which are otherwise available to the public.

18. The provisions, recommendations and requirements of the endorsed Access Management Plan must be implemented and complied with to the satisfaction of the Minister for Planning.

### **Amended Sustainable Management Plan**

19. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Sustainable

Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Sustainable Management Plan prepared by Atelier Ten, dated June 2023, but modified to include or show/address:

a)

20. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
21. Before the occupation of the development, or by such later date as approved in writing by the Responsible Authority, a report from the author of the Sustainable Management Plan, approved under this document, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainable Management Plan have been implemented.

#### **Amended Waste Management Plan**

22. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Waste Management Plan to the satisfaction of the Responsible Authority, in consultation with Yarra City Council, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Waste Management Plan prepared by Urban Waste, dated 28 June 2023, but modified to include or show/address:

a)

23. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
24. The collection of waste from the site must be by private collection, unless with the written consent of the Yarra City Council.

#### **Stormwater Management Plan**

25. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal....

#### **Acoustic Report – required before use commences**

26. Before the use commences (including a stage of the development), an acoustic report must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the responsible authority. When approved, the acoustic report will be endorsed and will form part of the incorporated plans for this document. The acoustic report must assess the noise impact resulting from the proposed use and must make recommendations to limit the noise impacts in accordance with Part 5.3,

Division 4 of the Environment Protection Regulations 2021 or any other requirement to the satisfaction of the responsible authority.

27. The provisions, recommendations and requirements of the endorsed acoustic report must be implemented and complied with to the satisfaction of the responsible authority.

#### **Management details sign**

28. Prior to the commencement of the sale and consumption of liquor, a clearly legible sign must be placed directly outside the entrance to the premises, providing a telephone number for contacting the designated manager at all hours during which the premises is operating. The design, lighting and maintenance of the sign must be to the satisfaction of the responsible authority.

#### **Venue Management Plan – up to 1000 patrons on site**

29. Before the use commences (including a stage of the development), a Venue Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Venue Management Plan will be endorsed and will form part of the incorporated plans for this document. The Venue Management Plan should address the following matters:

- a) Minimisation of noise impacts such as amplified music or noise caused by patrons arriving and leaving the venue, generally in accordance with Condition 26.
- b) Complaints procedures.
- c) Responsible service of alcohol.
- d) The management and dispersal of patrons and external queues.
- e) The management of large group bookings.
- f) The management of smokers and on and off-site smoking areas.

#### **Event Management Plan – Major events with more than 1000 patrons**

30. Before an event with more than 1000 patrons commences, an Event Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. The Event Management Plan must include/address:

- a) Site Layout Plan, addressing (but not limited to) the following matters:
  - a. Location of temporary event structures, promotional or directional signage, access and car parking, loading arrangements, and management of waste.
  - b. Event programming under each of the following scenarios and expected patron number:
    - i. Scenario #1: Multiple Activations including special once-off programming for events and activations across indoor and outdoor areas (maximum 2500 patrons including 1000 patrons in outdoor areas).
    - ii. Scenario #3: Outdoor Focus with a seasonal outdoor activation program (maximum 2000 patrons including

1000 patrons in outdoor areas).

- b) Emergency Management Plan
  - c) Traffic Management Plan
  - d) Waste Management Plan
  - e) Noise and Amenity Action Plan to the satisfaction of the Responsible Authority, in consultation with the City of Yarra, must be submitted to and be approved by the Responsible Authority. The Noise and Amenity Action Plan must include/address:
    - i. Procedures to be undertaken by staff in the event of complaints by a member of the public, the Victoria Police, an 'authorised officer' of Council or the Victorian Commission for Gambling and Liquor Regulation.
    - ii. Patron Dispersal Plan that provides for the safe and orderly dispersal of patrons, including patrons loitering around the venue after the venue has closed.
    - iii. The management of large group bookings.
    - iv. The management of smokers and on and off-site smoking areas (particularly where liquor may not be allowed to be sold and consumed within the smoking area after a particular time).
    - v. The management of external queues.
    - vi. How the movement and exit of patrons is to be managed, particularly where there is a requirement to close different sections of the venue at different times.
    - vii. Details of the provision of music including the frequency and hours of entertainment provided by live bands and DJs.
31. An event with more than 1000 patrons must be carried out generally in accordance with an endorsed Event Management Plan at all times, to the satisfaction of the Responsible Authority.
32. Events with more than 1000 patrons must not be carried out more than twenty (20) times in a calendar year (unless otherwise agreed in writing).
33. Notice of an event with more than 1000 patrons must be given to Yarra City Council no less than six (6) weeks prior to the event commencing, to the satisfaction of Yarra City Council.
34. All temporary structures erected on the site, including all promotional or directional signage and all waste, must be removed at the completion of each event, no later than two (2) weeks after the event, to the satisfaction of Yarra City Council.

### **Major Events – Maximum Patron Capacity**

35. Except with the prior written consent of the Responsible Authority, no more than 2,500 patrons (excluding event staff) are permitted on the land in association with any event at any time.

### **Sale and Consumption of Liquor**

36. The sale and consumption of liquor must only operate between the following times:

- a) Between 11am and 1am, 7 days a week (public events).
- b) Between 8am to 1am (non-public events).

The responsible authority may consent in writing to vary these requirements.

### **Liquor Licence – Maximum Patron Capacity**

37. At any time no more than 1000 patrons may be sold or consume liquor on the land. The responsible authority may consent in writing to vary this requirement in accordance with Condition 30-35. Patron numbers must be counted and logged, and records must be made available on request to an authorised police officer, an authorised officer of the responsible authority, or an authorised officer under the Liquor Control Reform Act 1998 at any time.

### **Management of Licensed Premise**

38. At all times when the premises is open for business, a designated manager must be in charge of the premises to the satisfaction of the responsible authority. The manager must be authorised by the operator under this incorporated document to make statements at any time on his/her behalf to any authorised police officer, any authorised officer of the responsible authority, or any authorised officer under the Liquor Control Reform Act 1998, and to take action on behalf of the operator in accordance with a direction by such officer.

### **Amended Green Travel Plan**

39. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Green Travel Plan prepared by BG&E, dated 29 June 2023, but modified to include or show/address:
- a)

### **Ongoing Green Travel Plan Requirement**

40. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Yarra City Council.

### **Melbourne Water**

41. X

### **Head, Transport for Victoria**

42. X

### **Environmental Protection Authority**

43. X

## **Citipower**

44. X

## **General**

45. The amenity of the area must not be detrimentally affected by the use or development, including through:
- a) The transport of materials, goods or commodities to or from land;
  - b) The appearance of any buildings, works or materials;
  - c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - d) The presence of vermin;
- to the satisfaction of the Yarra City Council.
46. The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land or in designated loading zones to the satisfaction of the Yarra City Council.
47. All buildings and works must be maintained in good order and appearance to the satisfaction of the Yarra City Council.

## **Construction Environmental Management Plan**

48. Before the development commences, excluding site preparation works, vegetation removal, and internal demolition, a Construction Environmental Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must provide for:
- a) A pre-conditions survey (dilapidation report) of the land and all adjacent Council road frontages and nearby road infrastructure;
  - b) Works necessary to protect road and other infrastructure;
  - c) Remediation of any damage to road and other infrastructure;
  - d) Containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
  - e) Facilities for vehicle washing, which must be located on the land;
  - f) The location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
  - g) Site security;
  - h) Management of any environmental hazards including, but not limited to:
    - i. Contaminated soil;
    - ii. Materials and waste;
    - iii. Dust;
    - iv. Stormwater contamination from run-off and wash-waters;

- v. Sediment from the land on roads;
- vi. Washing of concrete trucks and other vehicles and machinery;
- vii. Spillage from refuelling cranes and other vehicles and machinery;
- i) The construction program;
- j) Preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- k) Parking facilities for construction workers;
- l) Measures to ensure that all work on the land will be carried out in accordance with the Construction Environment Management Plan;
- m) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- n) An emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experienced;

**END OF DOCUMENT**